

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: JULY 31, 2007

Committee Members Present:

Supervisors Haskell
O'Connor
F. Thomas
Champagne
VanNess
Geraghty

Committee Member Absent:

Supervisor Girard

Others Present:

Representing DPW:

William Lamy, DPW Superintendent
Jeffrey Tennyson, Deputy Superintendent of
Engineering
Frank Morehouse, Superintendent of Build-
ings & Grounds
Hal Payne, Commissioner of Administrative &
Fiscal Services
Joan Sady, Clerk, Board of Supervisors
Supervisors Caimano, Budget Officer
Bentley
Sokol
Stec
Merlino
Todd Lunt, Director, Human Resources
Maury Thompson, *The Post-Star*
Katy Goodman, Secretary to the Clerk

Mr. Haskell called the County Facilities Committee meeting to order at 11:15 a.m.

Motion was made by Mr. Geraghty, seconded by Mr. VanNess and carried unanimously to approve the minutes of the previous meeting, subject to correction by the Clerk.

Privilege of the floor was extended to Frank Morehouse, Superintendent of Buildings & Grounds, who distributed copies of his Agenda packet for the meeting, a copy of which is on file with the minutes.

Pursuant to Agenda Item No. 2 A, Old Business, Health & Human Services Building Update, Mr. Haskell referred the Committee members to copies of a Report from Jon Norris, of Clark Patterson Associates (CPA), entitled, "Warren County HHS Building Square Footage Review". Copies of the Report were distributed to the Committee members and a copy of same is on file with the minutes. Mr. Haskell noted he would give the Committee members an opportunity to peruse the Report.

Mr. Haskell spoke on the proposed building. He advised he felt it did not make much sense to continue to move forward with it at a rapid pace any longer because he did not think a vote would be taken on the proposal until after November. Therefore, Mr. Haskell commented, he would stop wasting his time on the project. He stated that baby steps would be taken from now until

November, and perhaps then they would be able to make a decision. Mr. Haskell remarked if anyone else wished to move the project along at a rapid rate they should let him know and he would be quite happy to turn the Committee Chairmanship over to them.

Mr. Champagne entered the meeting at 11:16 a.m.

Privilege of the floor was extended to Mr. Morehouse and he commenced with review of the New Business Agenda items.

Mr. Morehouse stated Agenda Items No. 3 A and B were informational items. Regarding the Triad Boiler, Mr. Morehouse advised there were three boilers of that brand in the basement of the Municipal Center and one had been condemned by the County's insurance company. He reported that previously the boilers had been repaired; however, the one was condemned because it could not be repaired. Mr. Morehouse apprised a new boiler would cost about \$25,000. He stated he would discuss the situation with the Siemens (Building Technologies, Inc.) firm which was currently installing new boilers in the building as part of the new Geothermal System. Mr. Morehouse advised the existing Triads would be used only as backup and he felt they would be sufficient for that purpose. However, he stated, he would confirm that with Siemens. He noted he would keep the Committee members informed on the status of the situation.

Mr. Lunt entered the meeting at 11:17 a.m.

Mr. Morehouse spoke on the status of the air conditioning in the IT (Information Technology) server room (Agenda Item No. 3 B). He advised the air conditioning was at its limit for the heat load in the server room and the IT staff was concerned that if any more equipment was added the room temperature would get too high. As a result, Mr. Morehouse reported, a new 3-ton air conditioning unit was purchased and it was being installed. He stated the existing unit was also a 3-ton and they had calculated the extra 3-ton unit should take care of the heat load from any additional equipment. Mr. Morehouse noted that it was recommended that multiple small air conditioning units should be used for server rooms so there would be backup during power failures. The unit would be installed in the ceiling and the pad would be outside, he added. However, Mr. Morehouse apprised, the new unit cost about \$4,000 and it was not an anticipated expense.

Mr. Morehouse confirmed for Mr. Geraghty that there was a telephone alarm in the server room that would call IT first and then his telephone if the heat load became too high after hours. He stated as part of the aforementioned new Geothermal System there would be additional alarms throughout the buildings.

Pursuant to Agenda Item No. 3 C, Mr. Morehouse requested approval to extend the current contract with the New York State Unified Court System for the term April 1, 2007 through March 31, 2008. He apprised the amount of the contract was for not less than \$228,569. Mr. Morehouse

explained the County Attorney's Office had recommended that the contract language should include the "not less than" clause so the State would appropriate enough funds in its budget to cover the full costs of the Contract.

Motion was made by Mr. VanNess, seconded by Mr. O'Connor and carried unanimously to approve the aforementioned contract, as presented, and to authorize the necessary resolution for the next board meeting. A copy of a resolution request form is on file with the minutes.

Relative to Mr. Haskell's aforementioned comments on the status of the proposed Health & Human Services Building, Mr. O'Connor stated he would like to be on the record that he was disturbed about the time and effort that Mr. Haskell and others had spent trying to put together the ground work and plans for the building and that those efforts were now at a standstill because it was an election year. He stated he felt the building was really needed.

Mr. O'Connor commented he was disappointed that for the first year and a-half of the Supervisors' terms they could do the business of the people but in the last six months of their terms they should be careful because that would be election time and they might be voted out of office. He stated he felt they should work for the full two years of their terms. In the meantime, Mr. O'Connor commented, prices would increase and there were County employees who were working in a building that he would not say was unsafe but that was nearing extinction. He remarked he understood how elections worked. Mr. O'Connor advised he knew it also upset Mr. Haskell that progress on the project had stopped because it was an election year. He stated that was his perception and he had also heard that from other Supervisors. Mr. Haskell thanked Mr. O'Connor.

Mr. Champagne responded he appreciated Mr. O'Connor's viewpoint. However, he stated, he felt the County could construct a building for considerably less than the estimated cost that would still accommodate the County's space needs. Mr. Champagne remarked it did not matter to him whether it was an election year or not, and that issue had never affected his decision about the project. He asked that he not be included in that opinion. Mr. O'Connor responded he would not argue with Mr. Champagne's comments. However, he said, if he felt that strongly then work on the project should be going on right now.

Mr. Champagne questioned if that was not the case. Mr. Haskell stated copies of the aforementioned Report from Jon Norris relative to the building had been provided to the Committee members at the beginning of the meeting. Mr. Champagne apologized and he said he had come into the meeting late. Mr. Haskell noted the Report outlined the amount of money that had been appropriated for the project to date. Mr. O'Connor stated he agreed with Mr. Champagne that the project should not be on hold.

There being no further business, on motion by Mr. O'Connor and seconded by Mr. Geraghty, Mr. Haskell adjourned the meeting at 11:32 a.m.

Respectfully submitted,

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Katy Goodman, Secretary to the Clerk